

**56 CAVENDISH AVENUE
CAMBRIDGE**


BIDWELLS



An impressive family house with well proportioned accommodation of approximately 2,772 sq ft superbly situated in this sought after south city location.

City centre 1.75 miles, M11 (Junction 11) 3 miles, Mainline Railway Station (Liverpool Street 67 minutes and King's Cross 52 minutes) 1.25 miles (distances and times are approximate).

Property Summary

Gross internal floor area 2,772 sq ft (258 sq m).

- Ground Floor: Hall, Cloakroom, Family Room, Sitting Room, Kitchen/Dining Room, Utility Room.
- First Floor: 4 Bedrooms, 2 Bath/Shower Rooms (1 En Suite).
- Second Floor: 2 Bedrooms, Bathroom.
- Outside: Off Street Parking, Integral Garage, Enclosed Gardens, Office and Garden Store.

In all the property comprises 0.15 acres (0.063 hectares)

**56 CAVENDISH AVENUE,
CAMBRIDGE CB1 7UT**



Description

56 Cavendish Avenue has been significantly altered and improved in recent years and now provides an outstanding family house with beautifully proportioned accommodation over 3 floors. The large windows and glazed doors face predominately to the south creating an extremely light and airy living space throughout the day. The contemporary interior has been finished with considerable style and flair.

Outside

A double width driveway providing off street parking is bordered by box hedging and leads to an integral **Garage 14'9 x 8'10 (4.5m x 2.7m)** with up and over door, power, light and personal door into the hall.

To the side of the house a gate provides access to the south facing rear garden, which is enclosed with timber fencing. Mainly laid to lawn and bordered with flower and shrub beds, it contains a childrens barked play area and a large paved terrace adjoins the rear of the property. A path leads from the house to an insulated cedar clad **Office 14'6 x 11'1 (4.41m x 3.38m)** with light, power and network connected, **Cloakroom** and **Garden Store**.





Property Highlights

- Engineered ash wooden flooring with thermostatically controlled, zoned gas central heating via underfloor to the ground floor and radiators to first and second floors.
- Superb open plan Sitting Room with living flame gas fire and pillarless bi-fold doors enabling unobstructed access to the terrace.
- Kitchen/Dining Room 27' x 16'10 (8.23m x 5.13m) re-fitted with glass fronted eye level cabinets and silestone work tops, central island with wide AEG 5 burner gas hob with 2 cylindrical Franke extractors over, integrated Neff oven, combination oven and warming drawer, 2 wine fridges, integrated fridge, freezer and dishwasher
- Bath and Shower Rooms beautifully re-fitted with Duravit sanitaryware, Villeroy & Boch tiling, underfloor heating and heated towel rails.
- Master Bedroom with En Suite Shower Room and walk-in wardrobe.
- 5 further Bedrooms and 2 Bathrooms arranged over the first and second floors.
- Detached Office 14'6 x 11'1 (4.41m x 3.38m) with Cloakroom and Garden Store.

Gross Internal Area House : 258 m² (2772 ft²) excluding Garage
 Studio : 17 m² (183 ft²) excluding Garden Store
 Total : 275 m² (2955 ft²)

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation
- Garage/
Garden Store



NOT TO SCALE: For guidance purposes only

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Location

Cavendish Avenue is one of the most highly regarded roads in this prime, south city location. It is conveniently situated for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in the world. The property is also well placed for access to a mainline railway station with services to London's King's Cross and Liverpool Street in approximately 52 minutes and 67 minutes respectively. A number of leisure and sporting facilities are within walking or cycling distance including Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym, etc, and Cambridge Leisure, a supermarket, cinema, ten pin bowling and restaurant complex, to the north of Cherry Hinton Road. An excellent choice of state and independent schools are within close proximity including The Pelican Preparatory School, Morley Memorial Primary School and The Perse together with Sixth Form Colleges in Hills Road and Long Road.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Robert Couch 01223 559367
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Stonecross, Trumpington High Street, Cambridge,
CB2 9SU

Additional Information

Local Authority

Cambridge City Council
01223 457000

Outgoings

Tax Band: G
Tax Payable 2018/2019:
£3,006.15

Services

All mains services are connected to the property.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Health & Safety

Please ensure that you take due care when inspecting any property.

Energy Rating C